



## TIMELINE

- ✓ **2018-**  
Redevelopment of APM site
- ✓ **2019-**  
Darebin and Yarra analysis of Heidelberg Road, prepare Local Area Plan (LAP)
- ✓ **2020-**  
Darebin undertakes technical studies for north side of Heidelberg Road
- ... **May- July 2021**  
Darebin seeking community feedback on planning approach (north side only)
- ... **Late 2021**  
Darebin considers community feedback
- ... **Early 2022**  
Darebin prepares planning scheme amendment
- ... **Mid 2022**  
Darebin consults (exhibition) on proposed planning scheme amendment

## The Heidelberg Road Corridor Project

**Heidelberg Road forms the boundary between the City of Darebin (north side) and the City of Yarra (south side).**

Redevelopment of the former Alphington Paper Mill site (APM) site will transform the Heidelberg Road Corridor and the type of business and development it attracts.

Currently there is no maximum building height or design guidance for either side of the road, which could see tall buildings approved.

To protect local amenity, Darebin City Council and Yarra City Council have worked together to create an overarching vision for the Heidelberg Road Corridor to guide future development. Each Council is also separately pursuing building design controls in their planning schemes. Darebin Council has now assessed the land currently zoned for industrial and commercial uses on the north side of Heidelberg Road and is considering planning options.

The technical studies used to inform Council's options are available to read online at: [www.yoursaydarebin.com.au/heidelbergroadcorridor](http://www.yoursaydarebin.com.au/heidelbergroadcorridor)

### **We are seeking your feedback.**

Have your say on the planning options for Heidelberg Road to help shape future building design and land use controls (on the Darebin side only).

Council will consider your feedback and prepare a summary to be reported back to Council later in the year. A future Planning Scheme Amendment will provide a further opportunity for consultation.

**Darebin City Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners and custodians of the land and waters.**

Council respects and recognises Aboriginal and Torres Strait Islander communities' values, living culture and practices. Aboriginal and Torres Strait Islander people and communities have had and continue to play a unique role in the life of the Darebin municipality. Council recognises and values this ongoing contribution and its significant value.

# Heidelberg Road Local Area Plan

Developed by both Darebin and Yarra Councils, the Local Area Plan (LAP) provides strategic guidance on future land use and development along both sides of the Corridor.

Darebin City Council is seeking feedback on the Darebin (north-side) of the road.

The overall vision for the Heidelberg Corridor is to be *“greener, better connected, more pedestrian friendly and a vibrant place.”*

The Plan sets out a number of key outcomes and objectives to achieve this.

## LAP Key Strategic Directions



### DIVERSE ECONOMIC ACTIVITY

- Attract a wide range of businesses now and into the future
- Ensure employment generating land uses are attracted to and retained within the Corridor



### COMMUNITY WELLBEING

- Support locating community services closer to their likely area of need
- Increase housing diversity and affordability along the Corridor
- Pursue new green space opportunities north of Heidelberg Road



### IMPROVED ACTIVE TRANSPORT SERVICES AND ACCESSIBILITY

- Improve public transport access, service frequency and coverage, to and along Heidelberg Road
- Increase connections for pedestrians and cyclists
- Increase permeability and safety for pedestrians
- Minimise pressure on parking in residential areas behind Heidelberg Road
- Reduce or limit vehicle crossovers



### DISTINCT PRECINCT IDENTITY

- Create a more pedestrian orientated, attractive and safe public realm
- Ensure new development is sensitive towards existing residential uses
- Ensure public realm achieves a strong place identity

“

### WE WANT YOUR FEEDBACK

on the proposed vision, key outcomes and objectives to help shape the future of the Corridor. Head to Council's website to read the draft Plan in full.

”



## PLANNING CONSIDERATIONS

Council has undertaken technical studies to consider appropriate planning controls for the Heidelberg Road Corridor to achieve the vision, for the area as set out in the LAP.

**We are considering an option to rezone existing industrial land (IN3Z) to the Commercial 2 Zone (C2Z). To attract a wider range of jobs, while still excluding residential uses.**

Alternatively, we could retain the current zoning, which still allows jobs to grow, but new office developments must seek permission for the change of use, as well as the building design.



## SUPPORT MORE LOCAL JOBS

The Economics and Land Use study found Heidelberg Road is an important employment precinct in a great location where more jobs should locate.

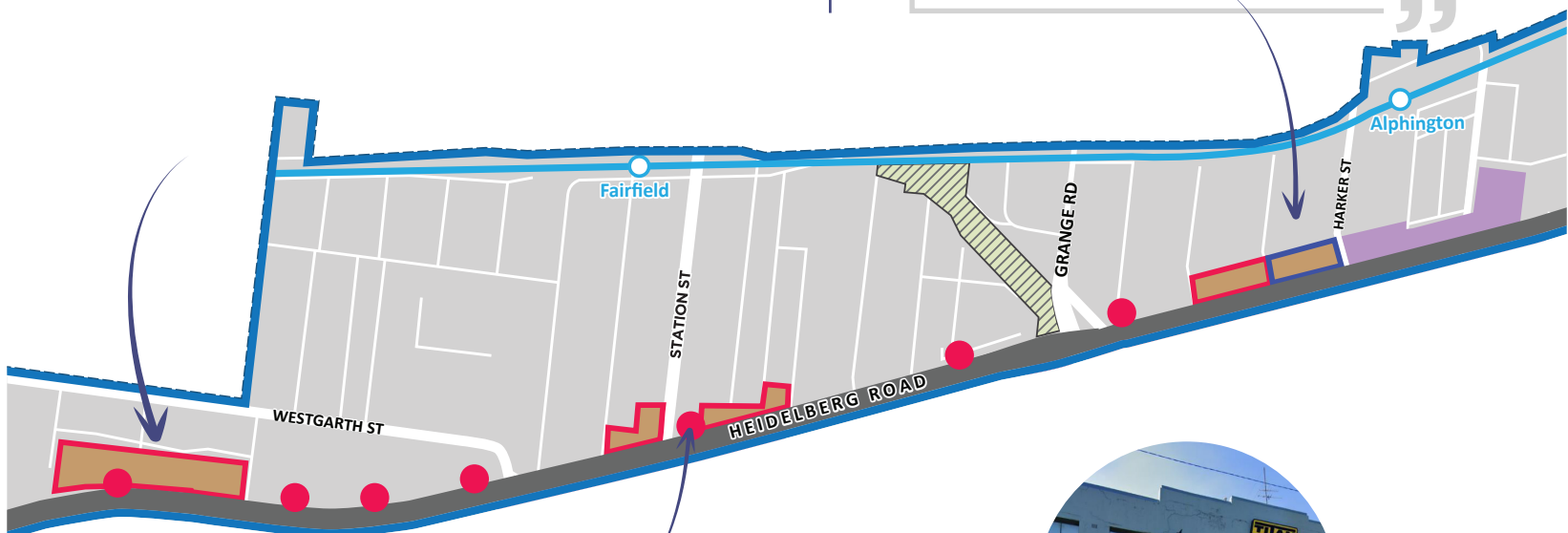
The current Industrial 3 Zone provides for important commercial and light industrial jobs but some sites are underutilised and it's not as successful as other employment precincts.

We are also considering rezoning the larger Fort Knox Storage site to a new Commercial 3 Zone (C3Z) to allow a restricted amount of residential uses that support, rather than undermine the employment precinct.



## WE WANT YOUR FEEDBACK

on whether you support the rezoning being considered, or prefer to retain the current industrial zone.



## PROTECT LOCAL HERITAGE

Seven properties were identified as having local heritage significance, with the application of Heritage Overlays recommended to protect them.

### LEGEND

- CONSIDER CHANGE TO COMMERCIAL 2 ZONE
- CONSIDER CHANGE TO COMMERCIAL 3 ZONE
- EXISTING INDUSTRIAL 3 ZONE - CONSIDER RETAINING
- EXISTING COMMERCIAL 1 ZONE - NO CHANGE
- RAILWAY SPUR
- HERITAGE OVERLAY



FORMER FAIRFIELD HAT MILLS COMPLEX



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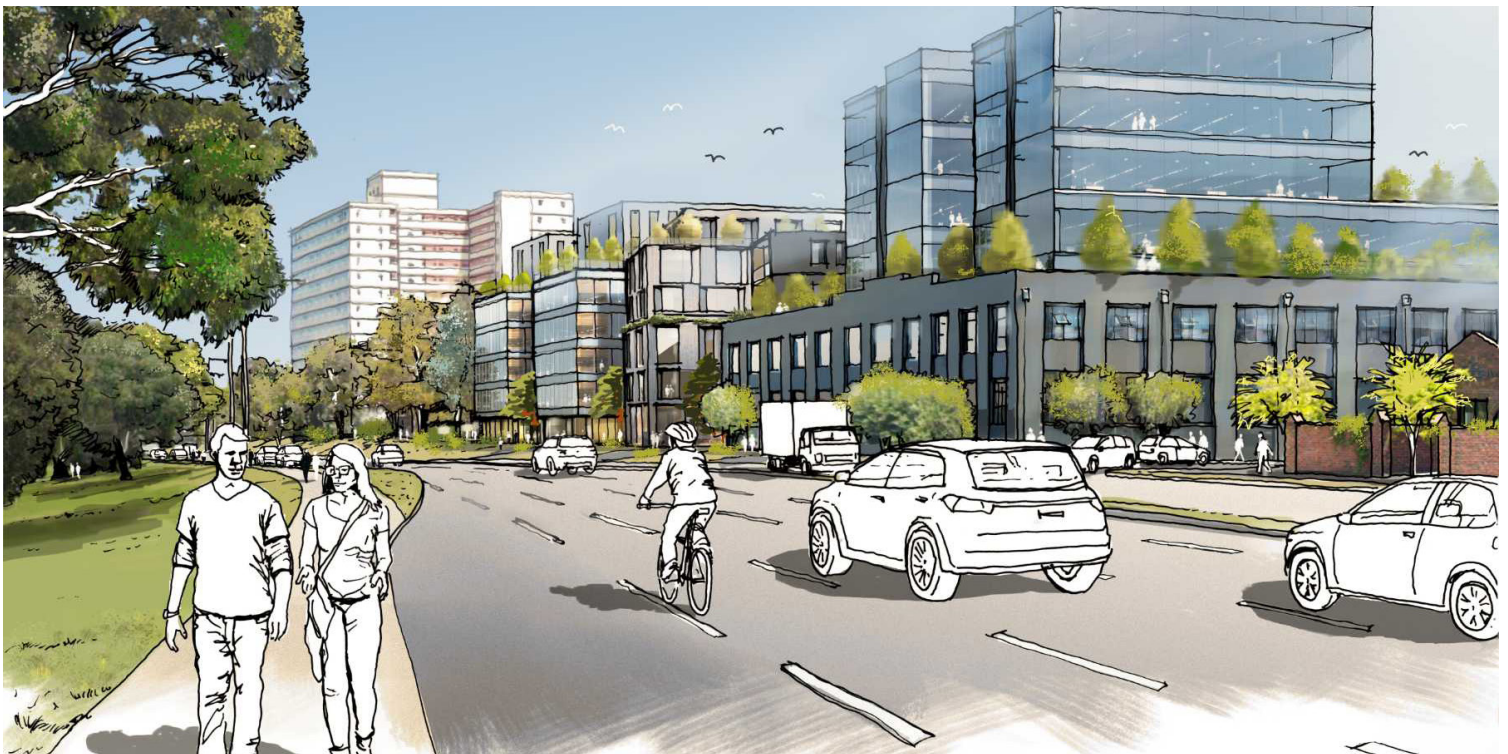
## INTRODUCE BUILDING GUIDANCE & CONTROLS

The Built Form Framework considers introducing building height limits and setbacks controls on commercial land, and heritage overlays for some properties in the corridor. The guidance aims to strike a balance between supporting more jobs in the area and protecting residential amenity.

Development floorspace is significantly limited by a road widening overlay that prevents owners from building over it.

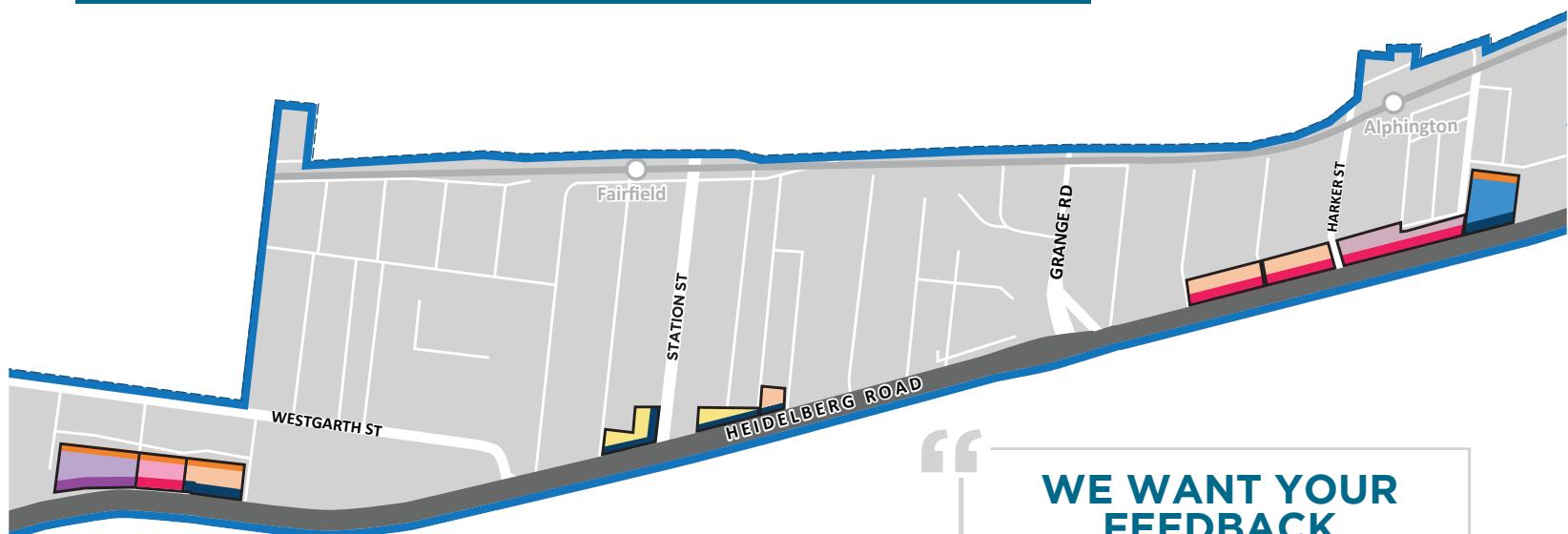
This means it may not be feasible to develop this land if height limits are set too low.

Council is considering whether building heights should be discretionary or mandatory building height limits (mandatory height cannot be varied).



CRAIG PERRY '21

Illustration depicting maximum building and street wall heights for development in Precinct 1 on Heidelberg Road as proposed by design guidance.



## WE WANT YOUR FEEDBACK

on the proposals for building design, particularly around preferred maximum building heights.

### LEGEND

#### BUILDING HEIGHT

4 STOREYS	6 STOREYS
5 STOREYS	7 STOREYS
6 STOREYS	8 STOREYS

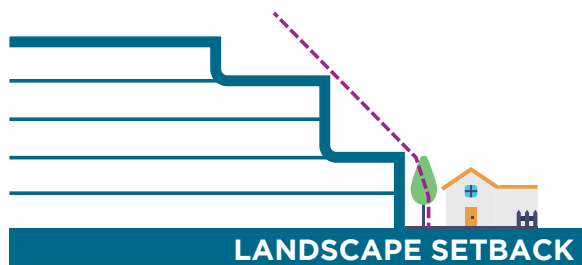
#### STREET WALL HEIGHT

8m(2 STOREYS)	15.5m(4 STOREYS)
12m(3 STOREYS)	19.5m(5 STOREYS)

## **INTRODUCE BUILDING GUIDANCE & CONTROLS**

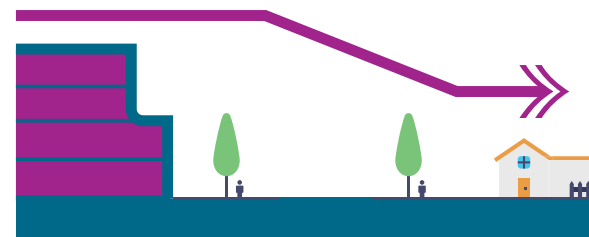
Building, street wall heights and overshadowing controls are being considered. As well as side and rear setbacks which will help minimise visual bulk and maintain the amenity of neighbouring dwellings and residential streets as illustrated in the below diagrams.'

### **SETBACKS OF NEW BUILDINGS TO REAR OF RESIDENTIAL PROPERTIES.**



Ensure new buildings provide rear setbacks and landscaping to minimise visual bulk when viewed from adjoining residential properties.

### **UPPER LEVEL SETBACKS FOR BUILDINGS ALONG SIDE STREETS.**



Ensure new buildings provide setbacks along residential side streets to respect character and amenity.



Illustration depicting maximum building and street wall heights for development in Precinct 2 on Heidelberg Road as proposed by design guidance.

CRAIG PERRY '21





Illustration depicting maximum building and street wall heights for development in Precinct 3 on Heidelberg Road as proposed by design guidance. *\*Illustrations are an indicative representation of how Heidelberg Road might appear if all sites were redeveloped to the proposed maximum building and street wall heights. The maximisation of all sites is unlikely.*

## We want your feedback

Darebin City Council is now seeking your feedback on the proposed planning approach for the Heidelberg Road Corridor. Following the completion of Council's community and stakeholder consultation, all feedback will be considered, and a summary report will be prepared and reported to Council later in the year.

Your input will help shape a future Planning Scheme Amendment to implement planning, design and heritage controls. Once a Planning Scheme Amendment has been prepared, a statutory exhibition process will provide further opportunities for community and stakeholder input.

### Learn more and have your say on the proposed changes.

-  **Attend** one of our information sessions. For more details, updates and to register visit [Yoursaydarebin.com.au/heidelbergroadcorridor](https://Yoursaydarebin.com.au/heidelbergroadcorridor)
-  **Provide** a response via our survey by visiting our Yoursay page
-  **Email** us at [planningservices@darebin.vic.gov.au](mailto:planningservices@darebin.vic.gov.au)
-  **Visit** our website at [Yoursaydarebin.com.au/heidelbergroadcorridor](https://Yoursaydarebin.com.au/heidelbergroadcorridor)
-  **Call** Council's Strategic Planning Unit on 8470 8989

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